



August 3, 2009

Casey Drew
City Auditor
Cedar Rapids City Hall
3851 River Ridge Dr. NE
Cedar Rapids, Iowa 52402

Dear Mr. Drew:

The cost estimates for the proposed new parking ramp were calculated with the help of two nationally renowned parking consultants (Carl Walking Parking, Inc., and Republic Parking) and a local architectural firm (OPN Architects) that has done several parking ramp projects around Iowa.

Parking ramp estimates are generally done on a "per space" basis that assumes all of the construction materials, labor, etc. into one lump sum. "Per space" costs range from about \$15,000 per space to as high as \$30,000 per space. The parking consultants recommended we use \$24,000 per space, based on the size and configuration of this project, the costs in this region and other factors. Thus, construction costs on the 524-space ramp come to \$12,576,000.

A similar parking ramp for Mercy Medical Center in Cedar Rapids was completed just this summer and came in at \$24,500 per space, so this certainly seems like a reasonable estimate.

In addition to parking ramp construction costs, the commercial space on the ground level of this facility was estimated at \$65/sf over the 12,500 sf of commercial space (\$812,500). That is calculated based on the local average of \$50/sf for retail base cost, plus \$15/sf for tenant allowance, which is in line w/ local market averages, according to OPN Architects.

The other costs were based on actuals (land cost) or industry standards (7 percent for contingency and 7 percent for architecture and engineering).

I hope this provides the information you need.

Regards,

A handwritten signature in dark ink that reads "Douglas Neumann". The signature is fluid and cursive, with a long horizontal line extending from the end.

Douglas Neumann
President/CEO
Cedar Rapids Downtown District